

2 FIRST FLOOR PLAN
SD1.0 1/8" = 1'-0"

#	DATE	ISSUE / REVISION	DRAWN BY:	REVIEWED BY:
7	05.18.2023	REVISED UNIT PLANS	EQ	RO
8	06.19.2023	UPDATED PLANS, ELEVATIONS	JK	EQ
9	06.28.2023	UPDATED PLANS, ELEVATIONS	JK	EQ
10	07.05.2023	UPDATED BLDG. HEIGHT	JK	EQ

PROJECT SUMMARY: 1307-09 & 1321-25 N. 5TH ST., 1306-26 N. LAWRENCE ST. (BY-RIGHT OPTION)
ZONING: IRMX
OVERLAY DISTRICT:
 14-529: VDO Fifth District Overlay District
 LOT AREA: 29,163 SF.
 USE: PROPOSED USE

	REQUIRED / ALLOWED	EXISTING	PROPOSED
DWELLING UNITS	NO LIMIT	32	+60
INDUSTRIAL USE	+/- 10,936 SF (50% OF COVERAGE)	XX	+/- 3,450 SF (50% OF FOOTPRINT)

	REQUIRED / ALLOWED	EXISTING	PROPOSED
OPEN AREA	7,291 SF (25%)	14,496 SF (49.7%)	7,345 SF (25.09%)
OCCUPIED AREA	21,872 SF (75%)	14,667 SF (50.3%)	7,151 + 14,667 = 21,818 (74.81%)
FRONT YARD SETBACK	0'	0'	0'
SIDE YARD	0' IF ATTACHED	12'	0'
REAR YARD	N/A PER 14-701(1)(d)(1),(b)	N/A	N/A
HEIGHT	60'	XX	72'

	REQUIRED / ALLOWED	EXISTING	PROPOSED
VEHICLE STALLS	3/10 UNITS = 18	?	
- ADA	2% = 1	?	1
- EV	0 IF LESS THAN 20 STALLS	-	0
- BIKE STALL OFFSET	+5 = -1 PARKING STALLS	-	- 1 STALL REQUIRED
- AUTO SHARE	+1 = -4 STALLS	-	- 4 STALLS REQUIRED
TOTALS:	18 - 1 - 4 = 13		13
BICYCLE STALLS	1 PER 3 UNITS = 20	X	25 (LOCATED IN EXIST. BLDG)
LOADING SPACES	0 (LESS THAN 100K)	X	0

PROJECT SUMMARY: 1321-25 N. 5TH ST.

SITE AREA: 29,163 SF.
 6 STORY

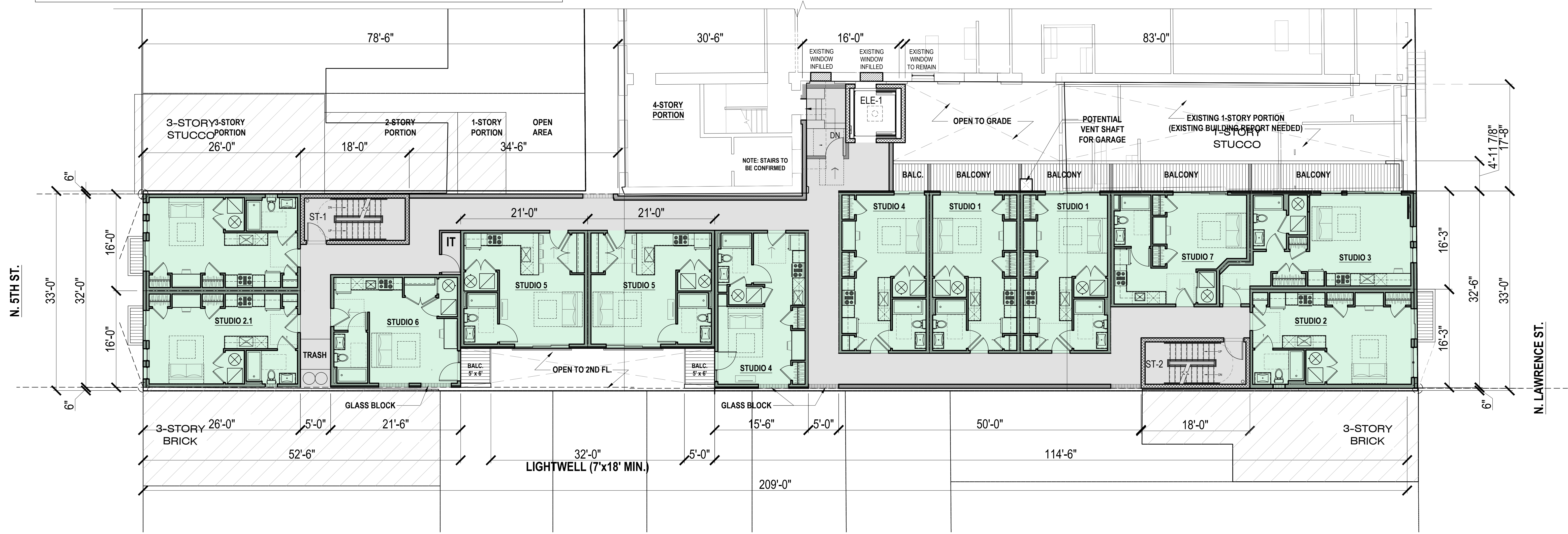
BASEMENT: 0 SF
 1ST FLOOR: 7,013 SF
 2ND FLOOR: 7,013 SF
 3RD FLOOR: 6,740 SF
 4TH FLOOR: 6,740 SF
 5TH FLOORS: 6,740 SF
 6TH FLOORS: 6,740 SF
 ROOF ACCESS STRUCTURES: 481 SF
TOTAL GFA: 41,467 SF

TOTAL DWELLING UNITS: 60

	1ST	2ND	3RD	4TH	5TH	6TH	TOTAL	
STUDIO	0	12	12	12	12	12	60	100 %
JR. 1-BED	0	0	0	0	0	0	0	00 %
1-BED	0	0	0	0	0	0	0	00 %
TOTALS	0	12	12	12	12	12	60	

LEGEND:

- JR. 1-BEDROOM
- AMENITY SPACE
- CIRCULATION / UTILITY / PARKING



1 2ND-6TH FLOOR PLAN
 SD1.1 1/8" = 1'-0"



1321-25 N. 5TH ST. Philadelphia, PA

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SD1.1 FLOOR PLANS

1321-25 N. 5TH ST.
 Philadelphia, PA

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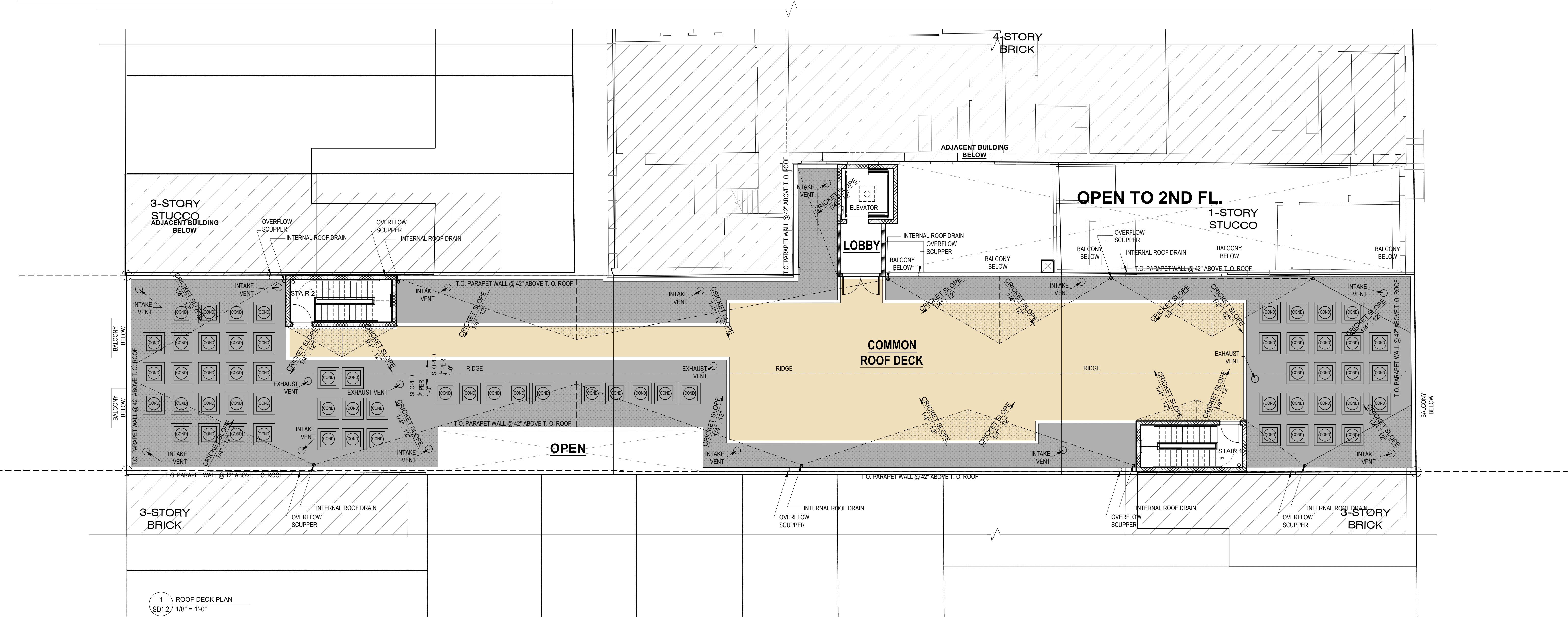
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JR. 1-BED	0	0	0	0	0	0	0	00 %
1-BED	0	0	0	0	0	0	0	00 %
TOTALS	0	12	12	12	12	12	60	

LEGEND:

- JR. 1-BEDROOM
- AMENITY SPACE
- CIRCULATION / UTILITY / PARKING



1 ROOF DECK PLAN
 SD1.2 1/8" = 1'-0"

1321-25 N. 5TH ST. Philadelphia, PA



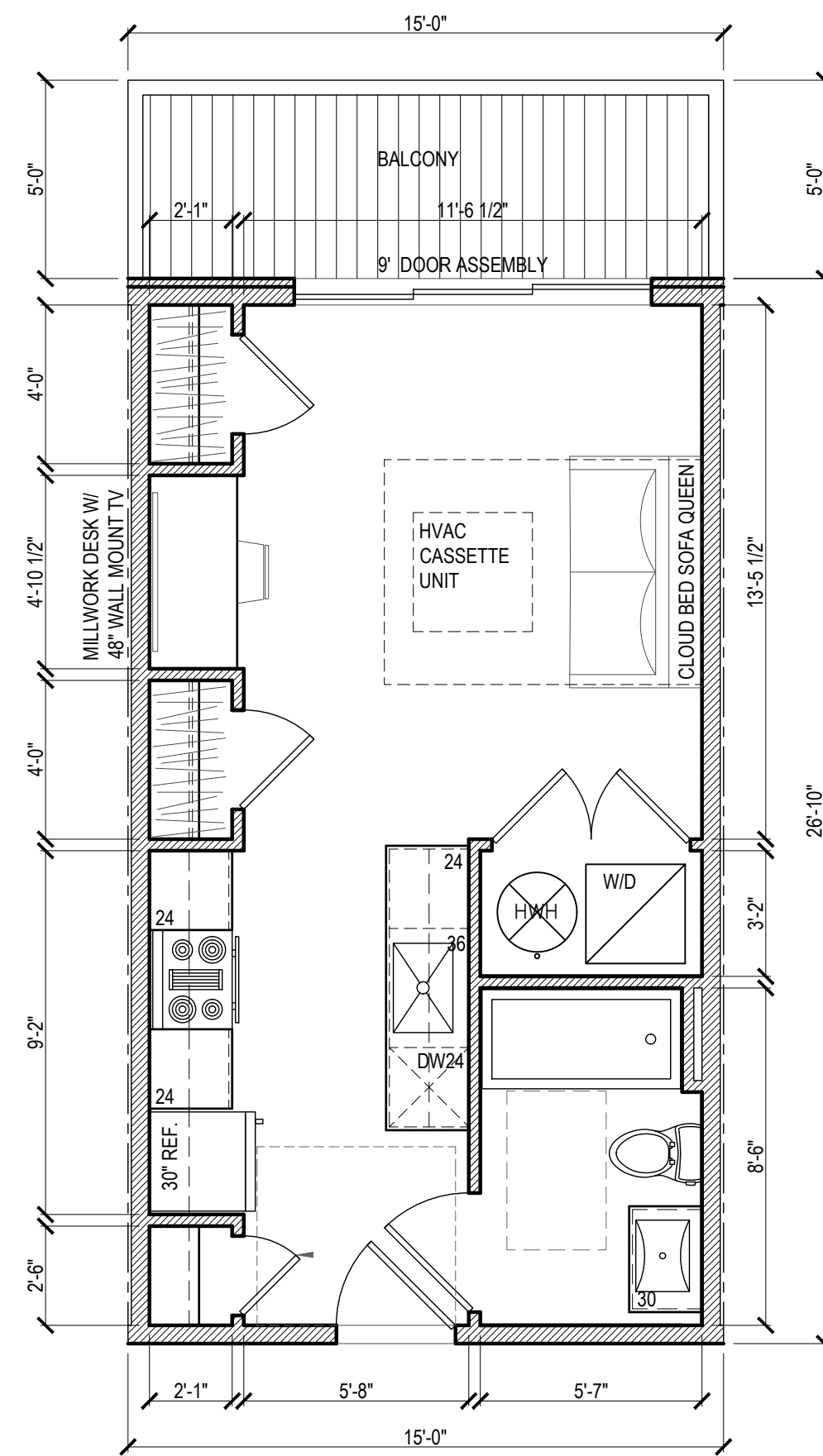
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SD1.2 FLOOR PLANS

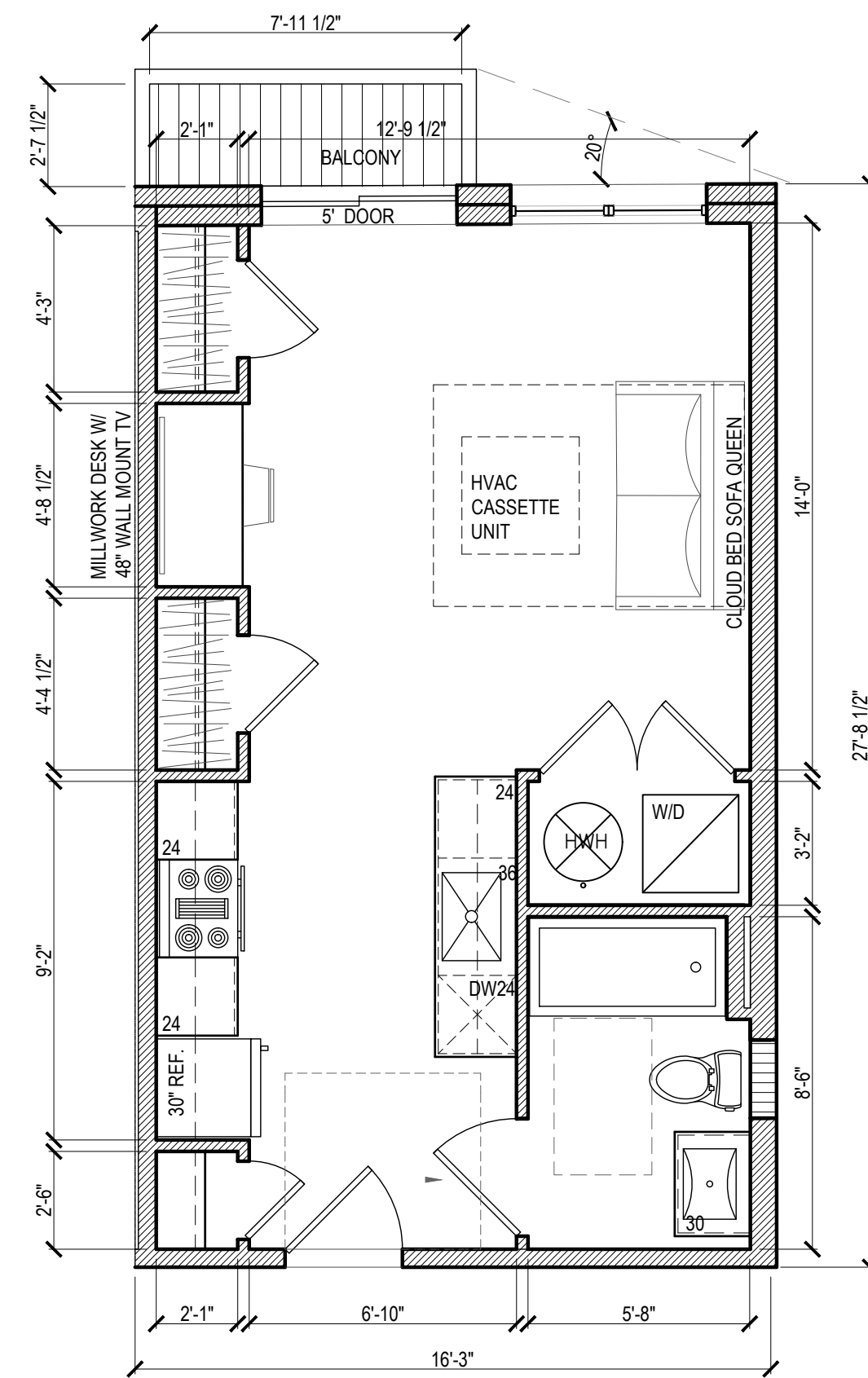
1321-25 N. 5TH ST.
 Philadelphia, PA

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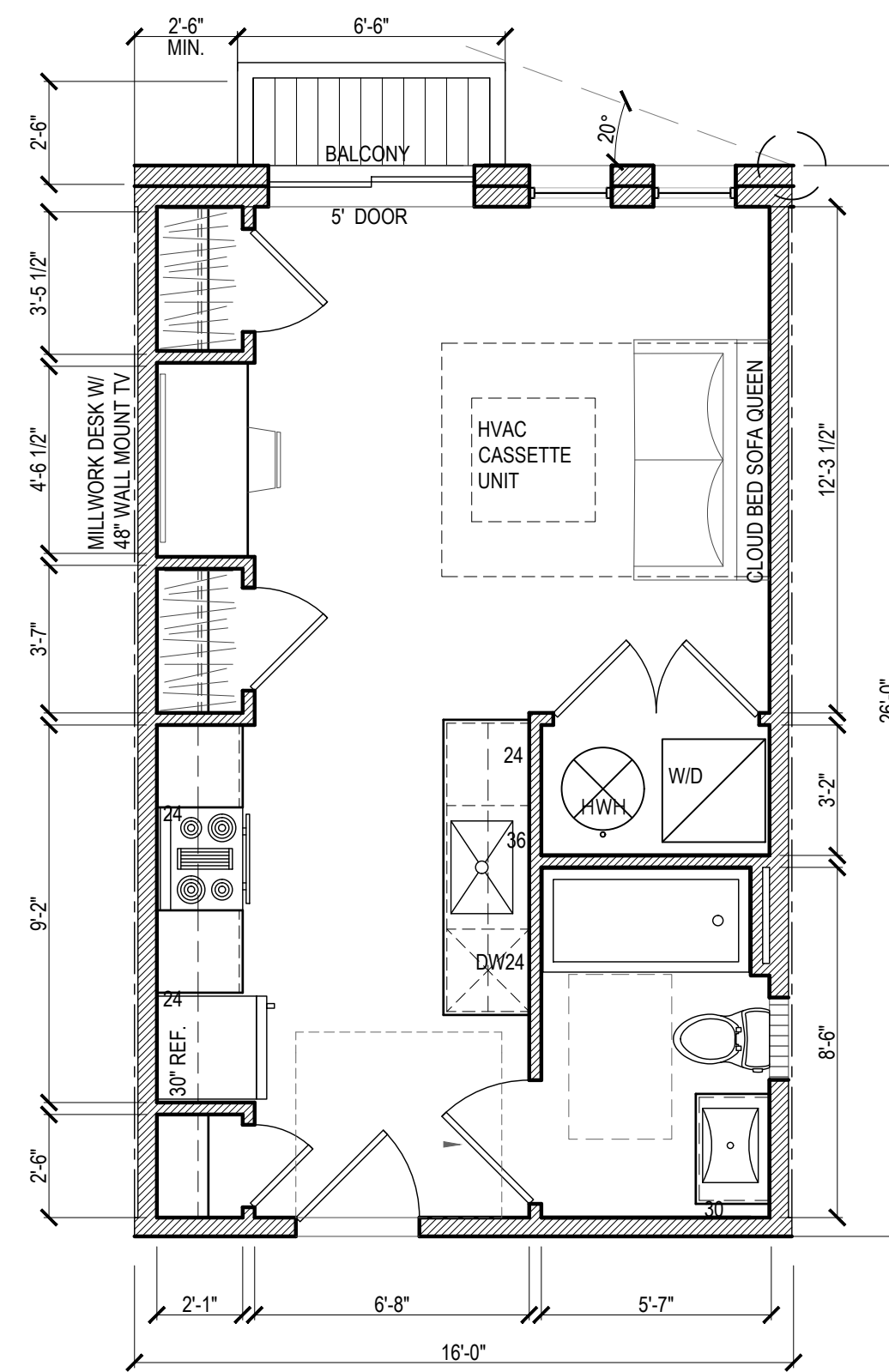
STUDIO 1
15' x 26'-10"



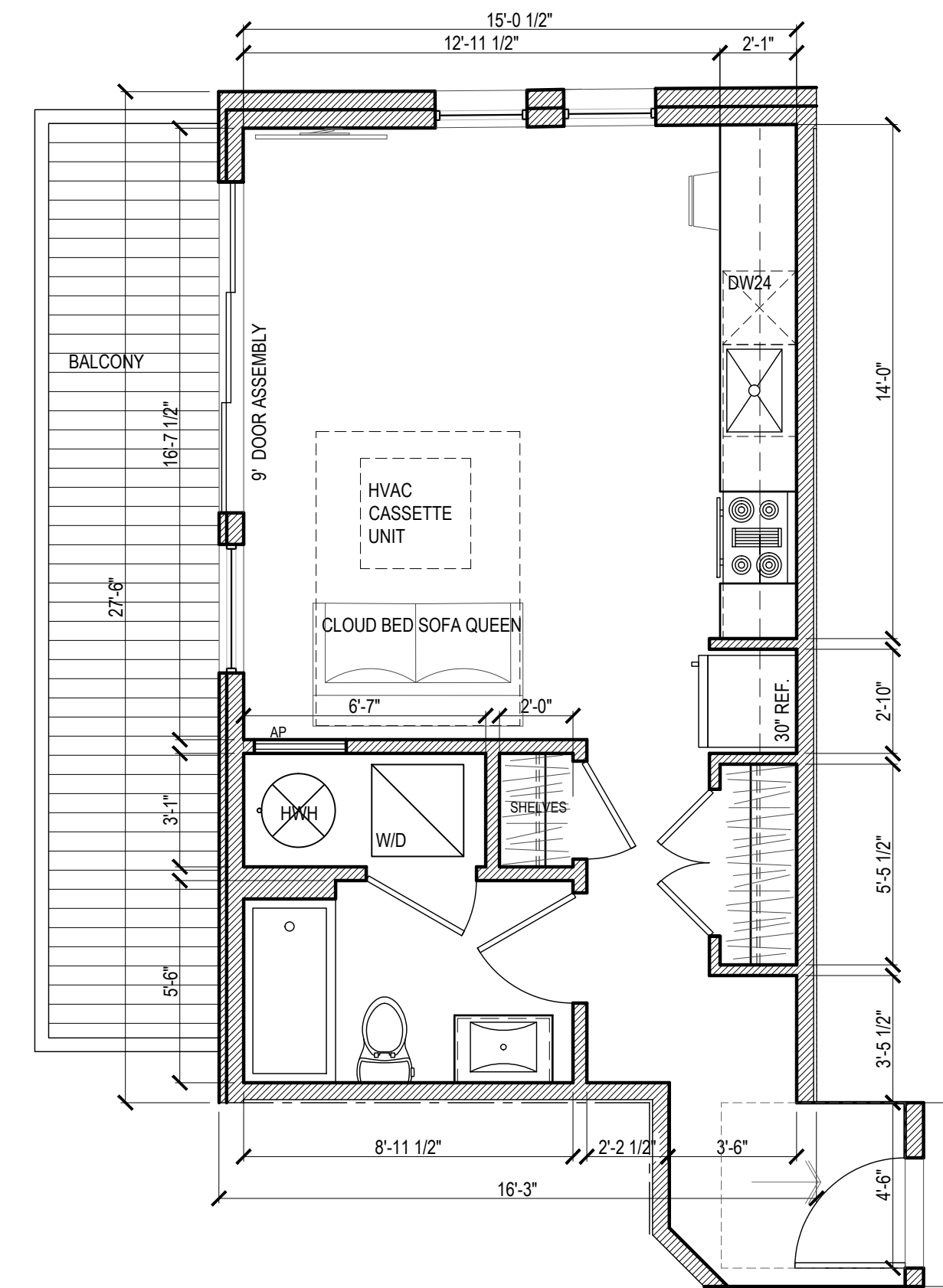
STUDIO 2
16'-3" x 26'-0"



STUDIO 2.1
16'-0" x 26'-0"



STUDIO 3
16'-3" x 26'-0"



1 UNIT PLANS
SD2.0 1/4" = 1'-0"

- NOTES:
1. PROVIDE MANUAL BLACK OUT SHADES ON EVERY WINDOW AND GLASS BLOCK SECTION IN THE UNITS
 2. CLOSETS STANDARD TO BE DETERMINED BY OWNER AND COORDINATED WITH MILLWORK VENDOR
 3. ALL THE TV SETS ON SWIVEL

1321-25 N. 5TH ST. Philadelphia, PA

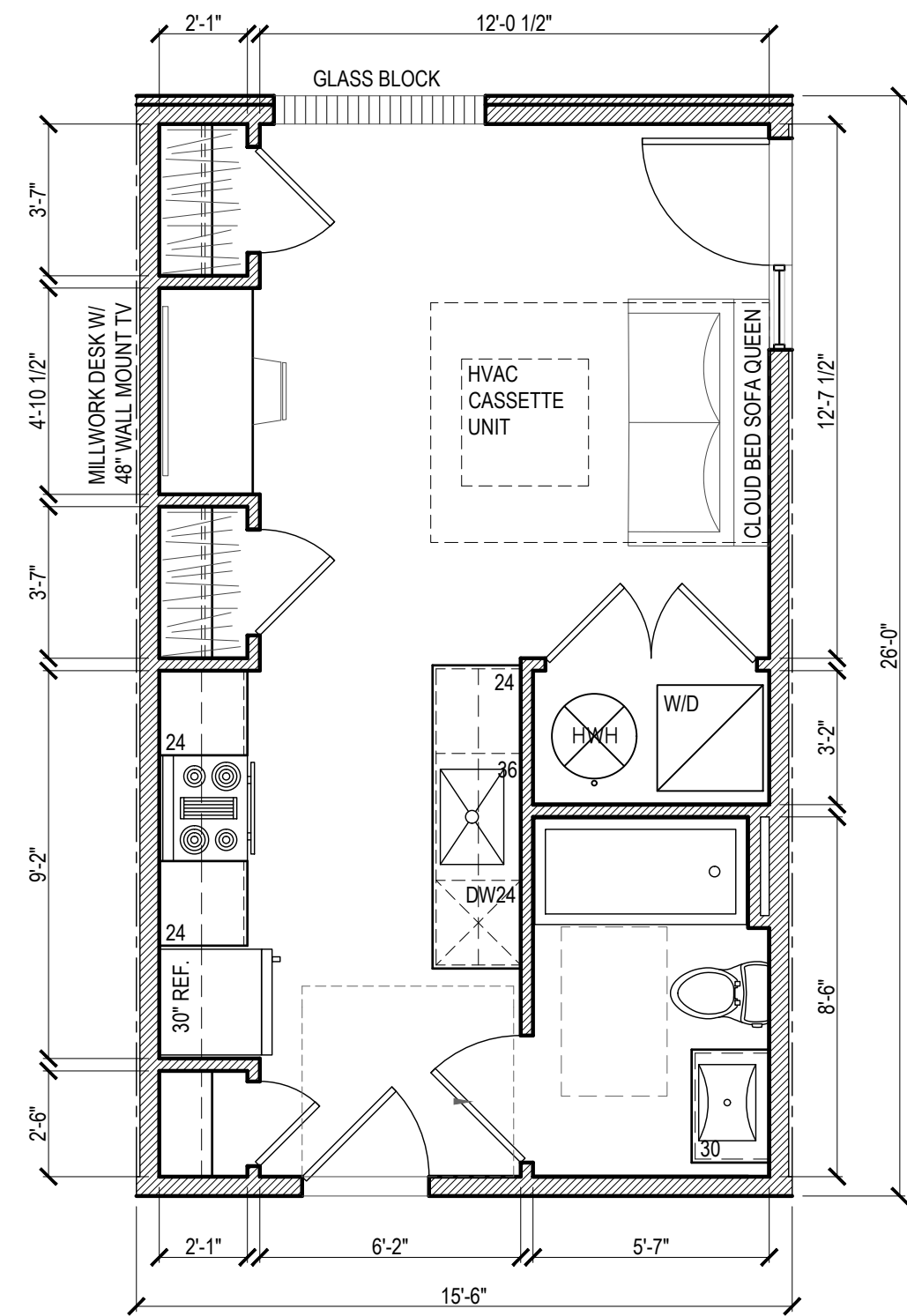


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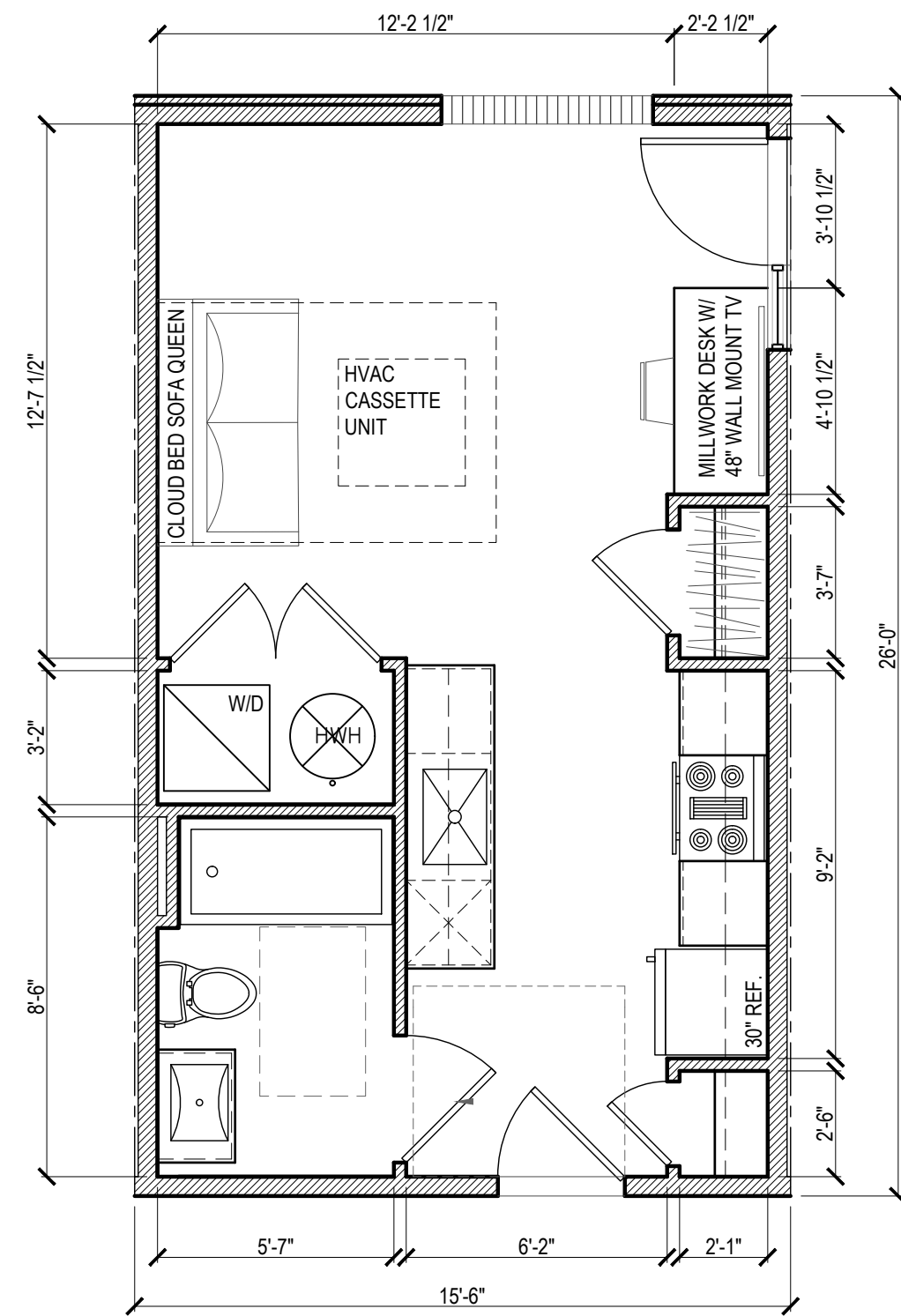
SD2.0
UNIT PLANS

1321-25 N. 5TH ST.
Philadelphia, PA

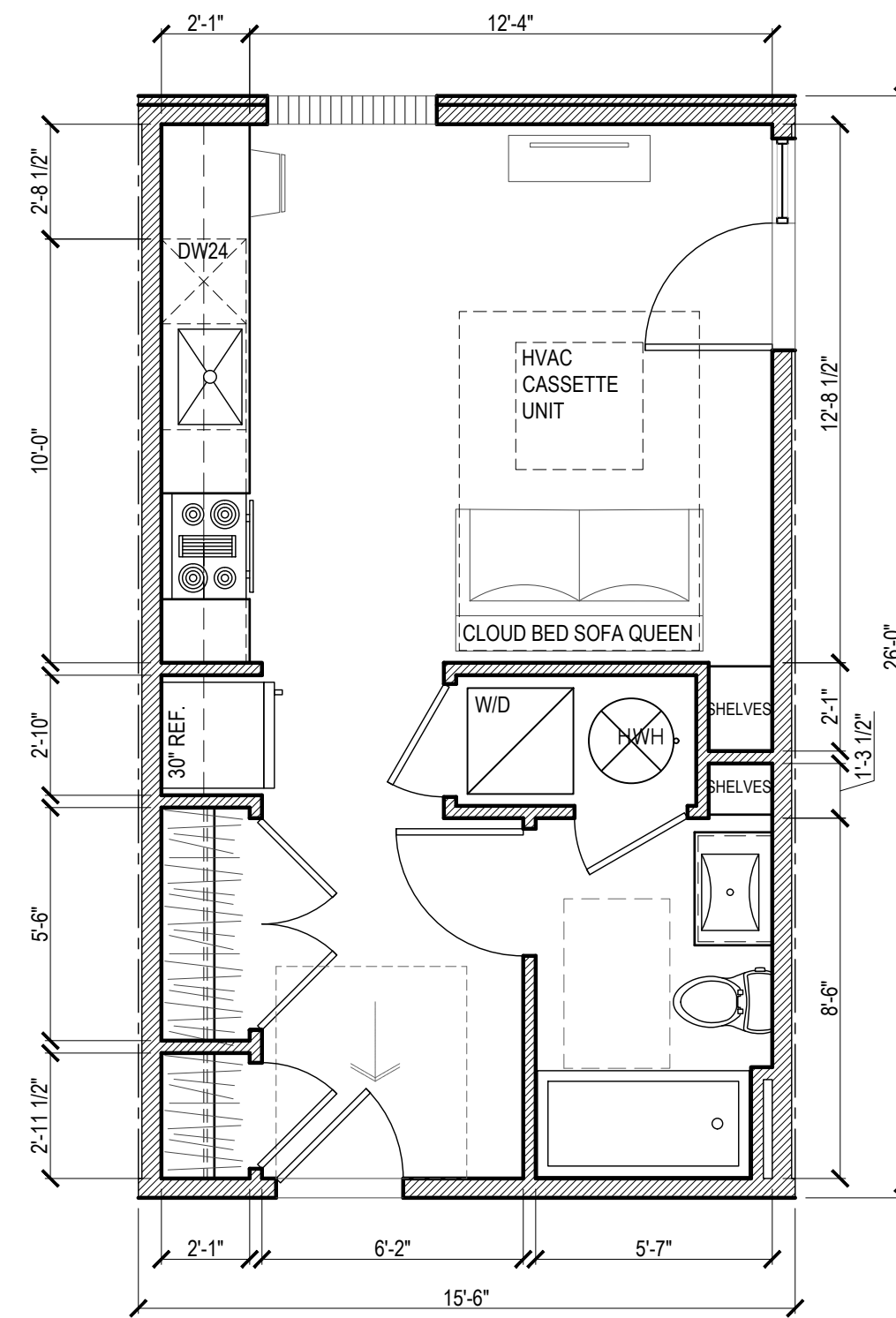
STUDIO 4
15'-6" x 26'-0"
OPTION 1



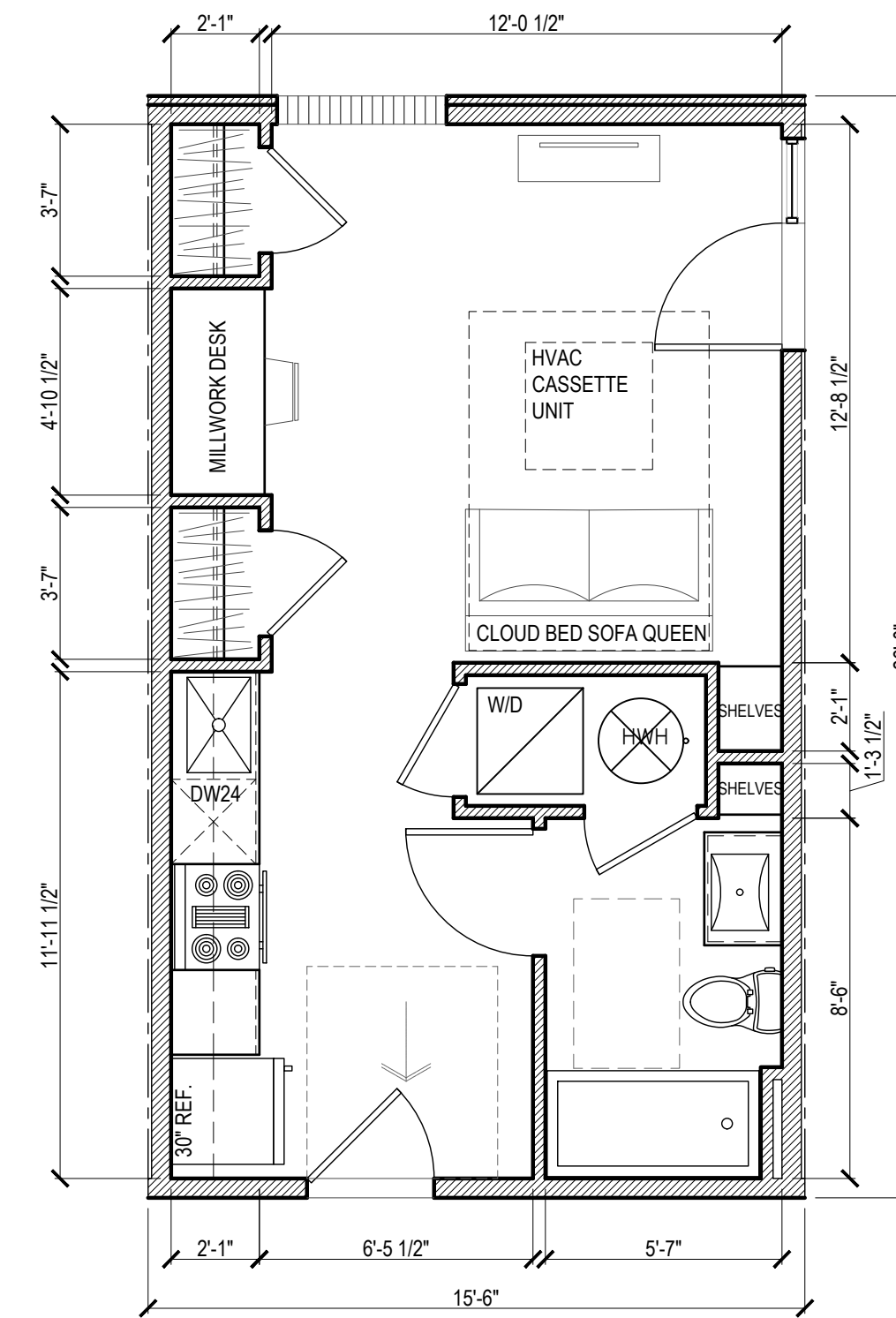
STUDIO 4
15'-6" x 26'-0"
OPTION 2



STUDIO 4
15'-6" x 26'-0"
OPTION 3



STUDIO 4
15'-6" x 26'-0"
OPTION 4



1 UNIT PLANS
 SD2.1 1/4" = 1'-0"

- NOTES:
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 3. ALL THE TV SETS ON SWIVEL

1321-25 N. 5TH ST. Philadelphia, PA

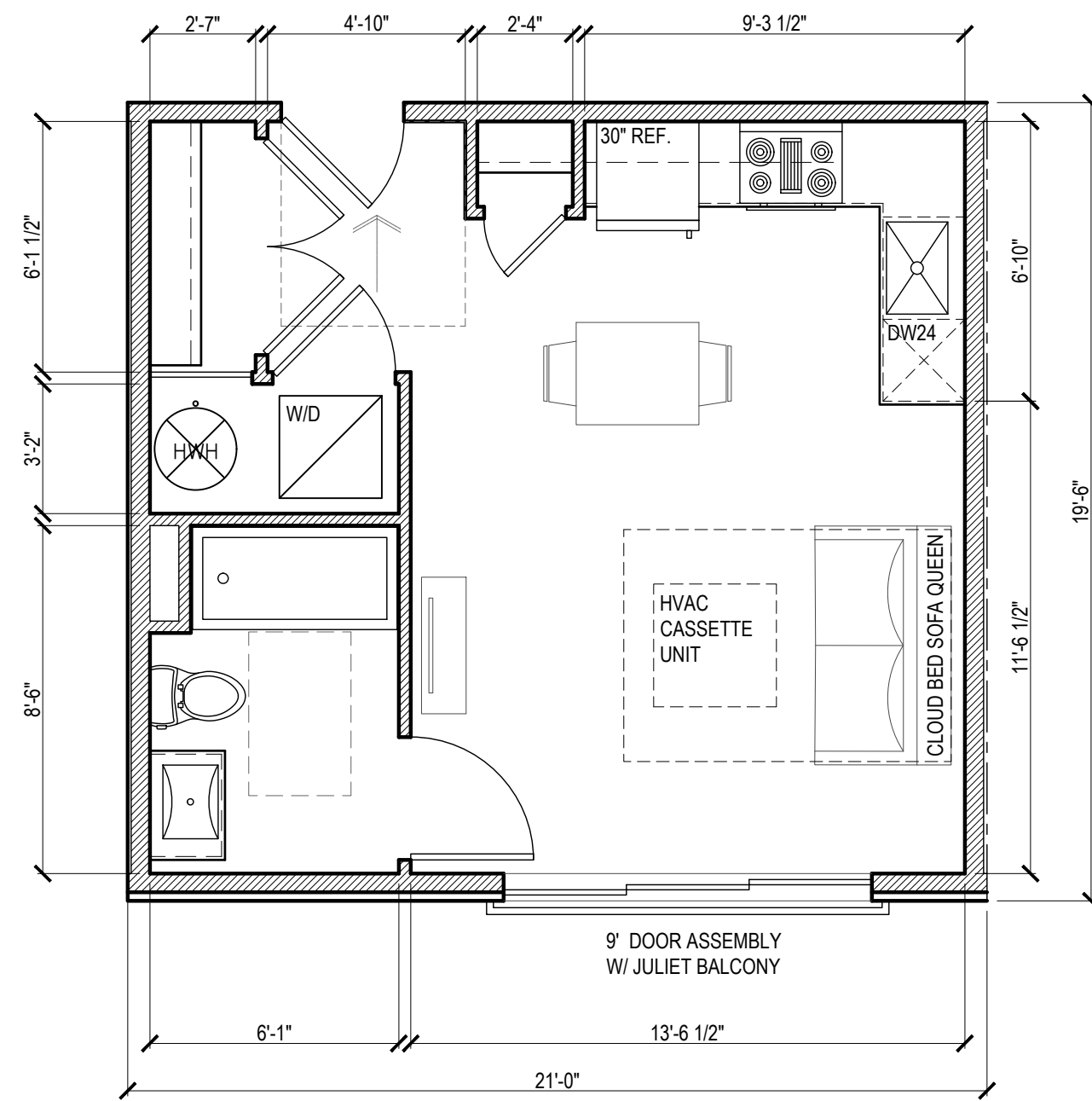


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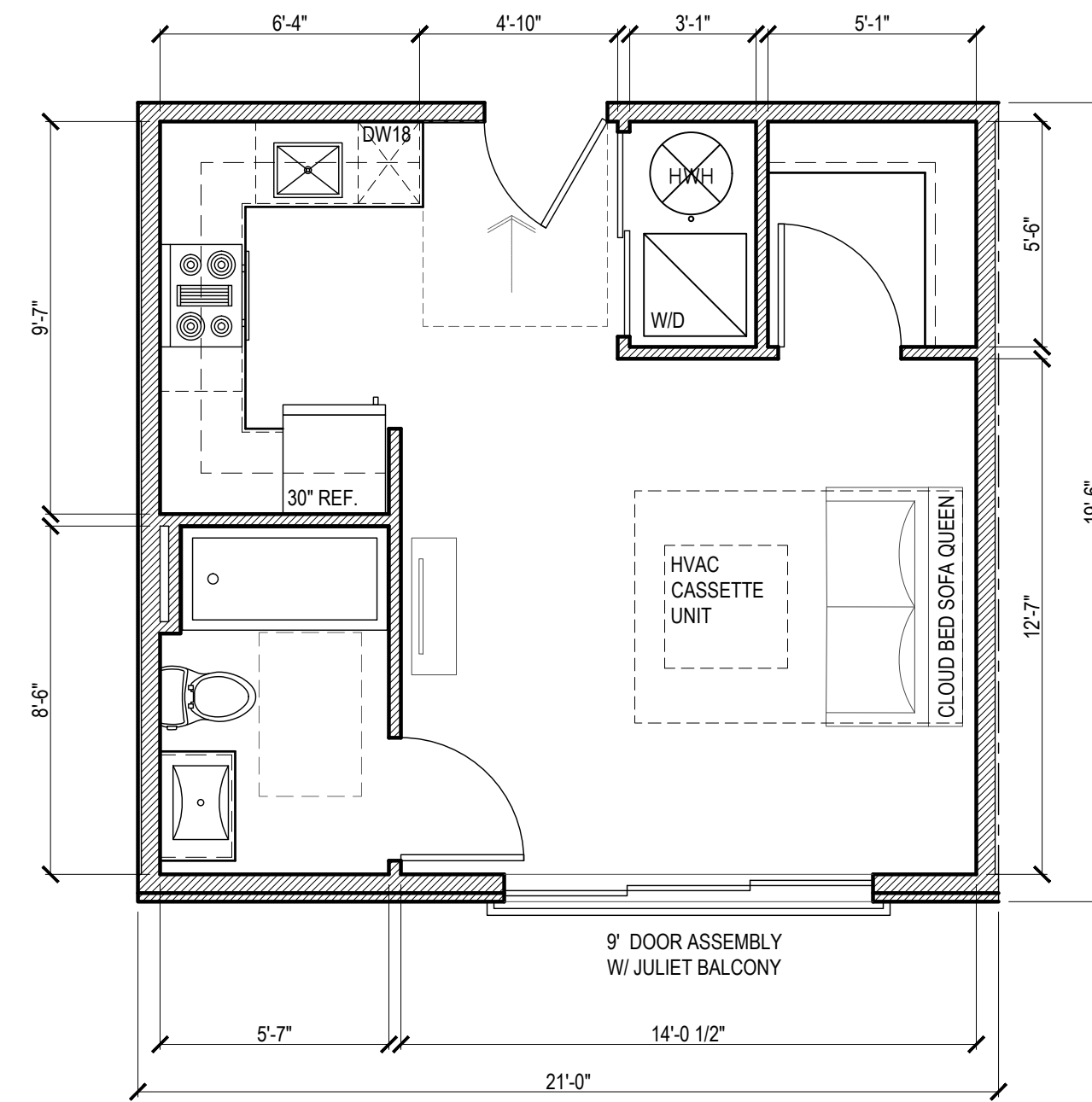
SD2.1
UNIT PLANS

1321-25 N. 5TH ST.
 Philadelphia, PA

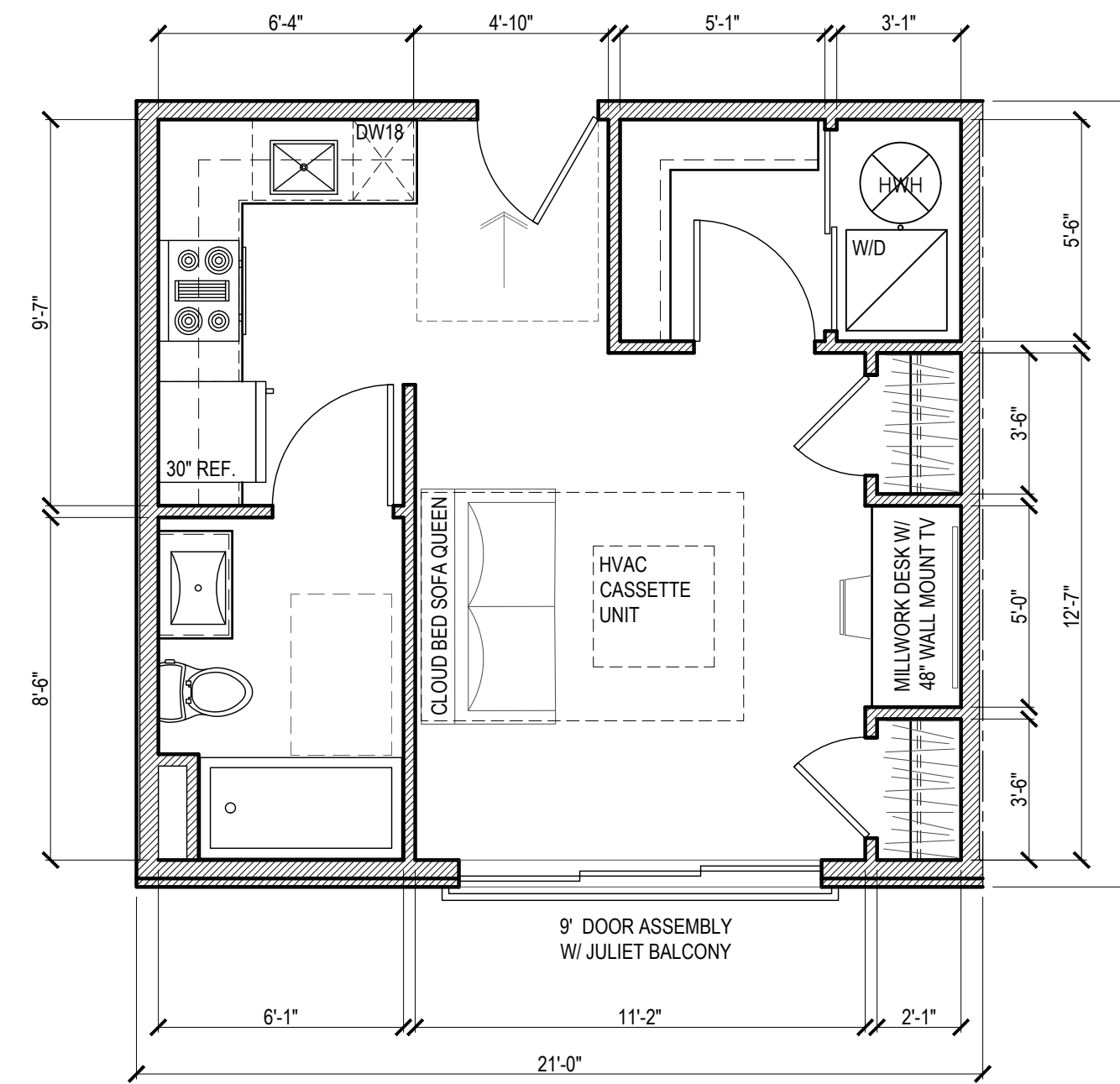
STUDIO 5
21'-0" x 19'-6"
OPTION 1



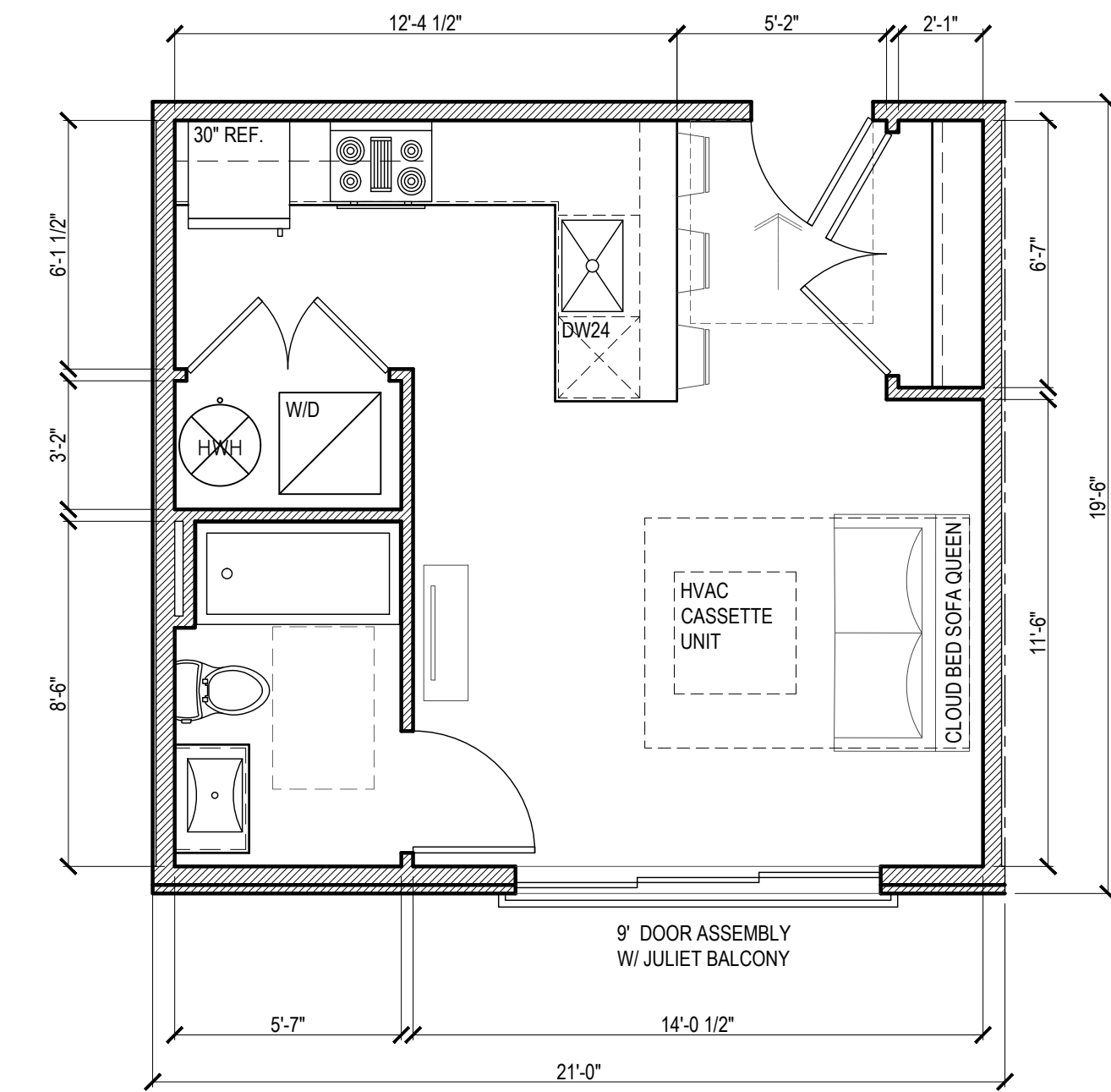
STUDIO 5
21'-0" x 19'-6"
OPTION 2



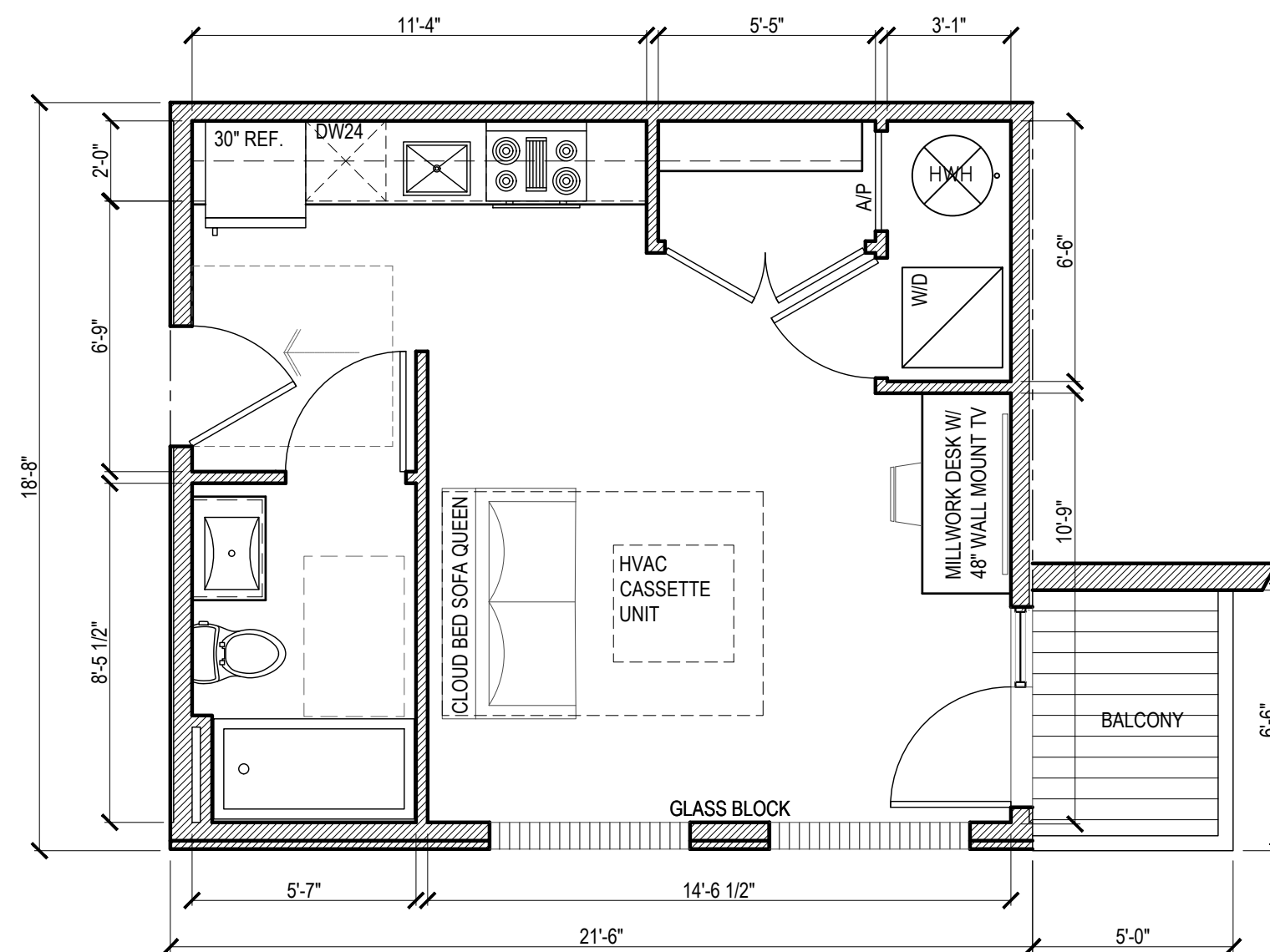
STUDIO 5
21'-0" x 19'-6"
OPTION 3



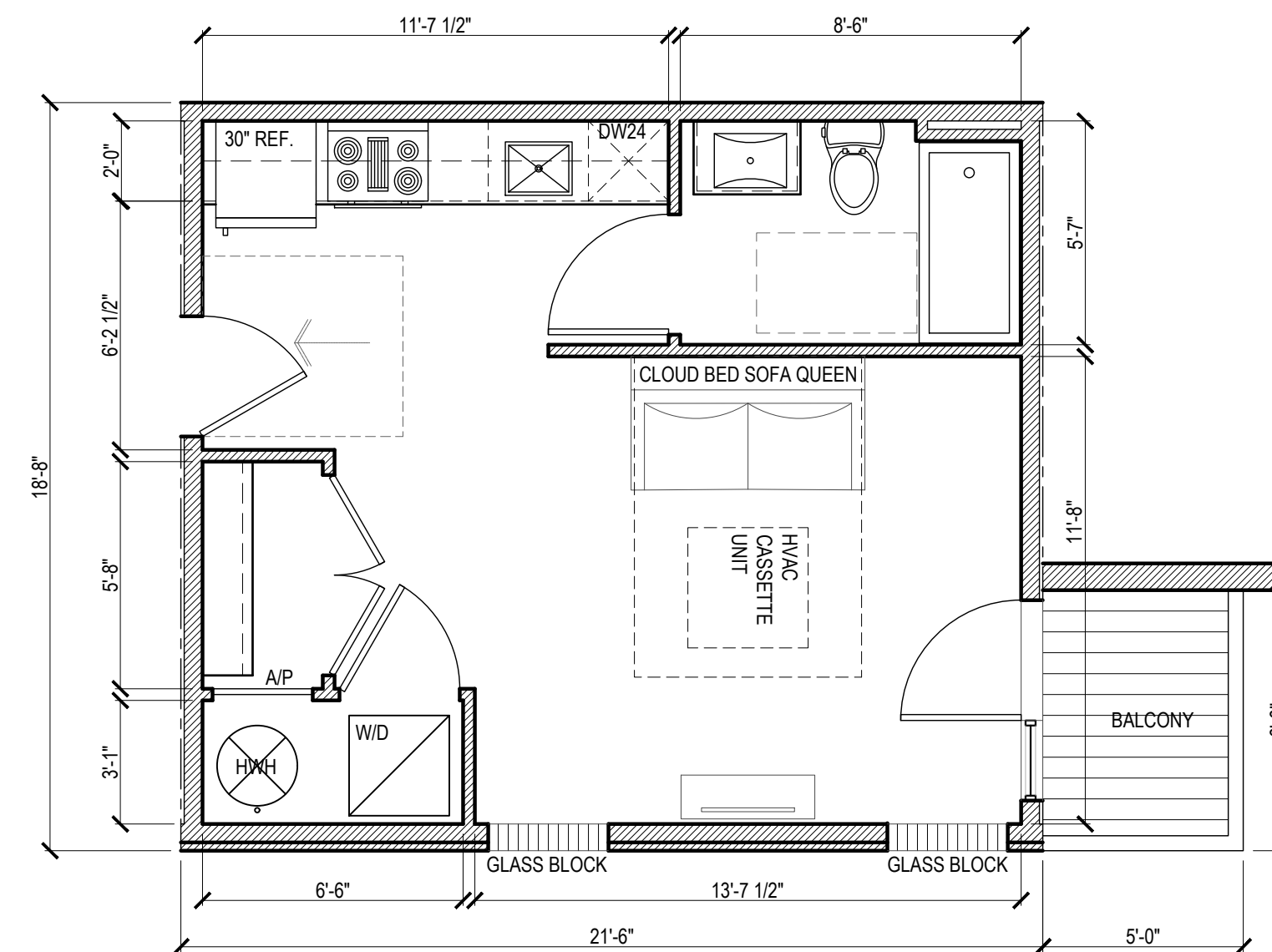
STUDIO 5
21'-0" x 19'-6"
OPTION 4



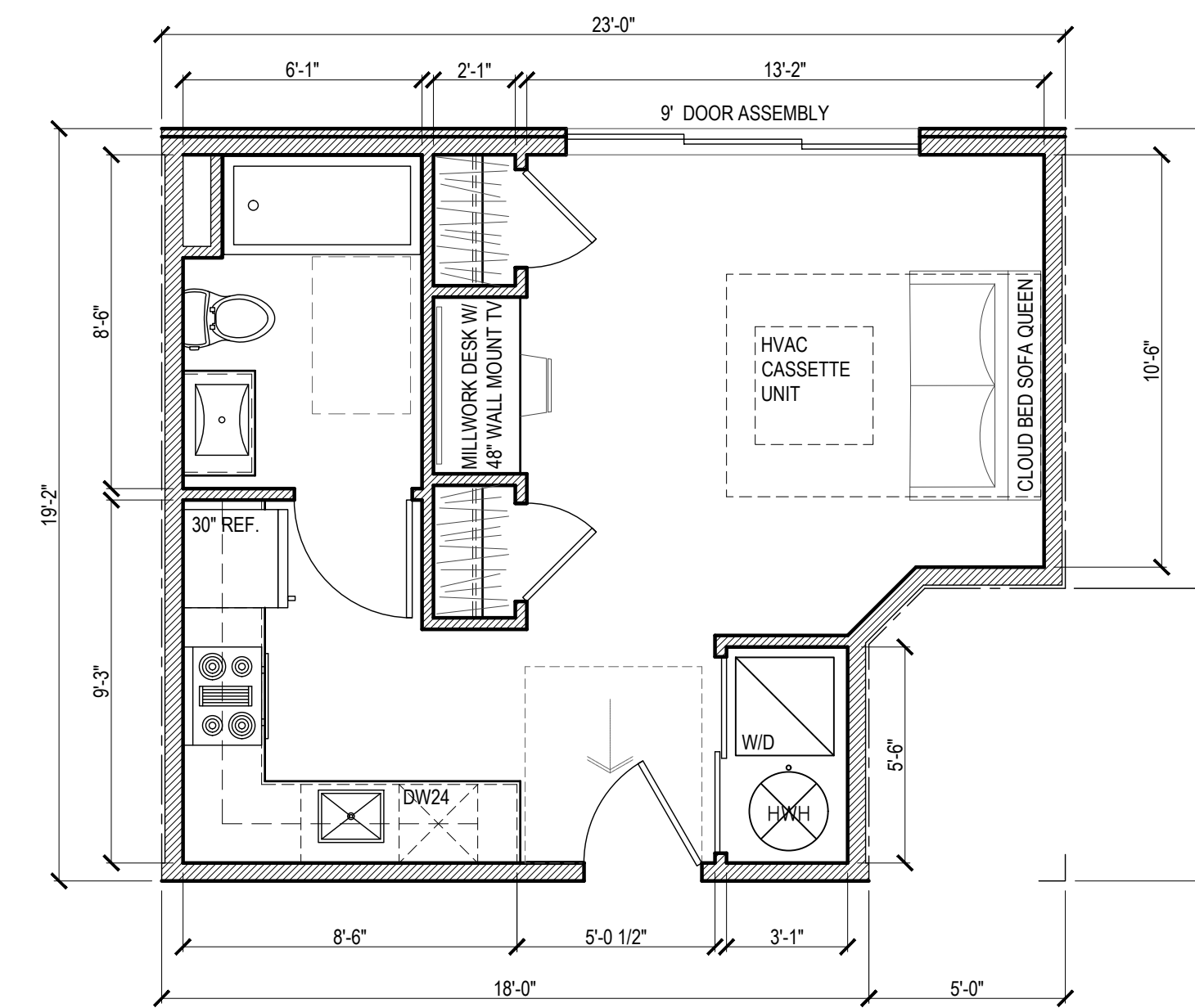
STUDIO 6
21'-6" x 18'-8"
OPTION 1



STUDIO 6
21'-6" x 18'-8"
OPTION 2



STUDIO 7
23'-0" x 19'-2"
OPTION 1



1 UNIT PLANS
SD2.2 1/4" = 1'-0"

- NOTES:
1. PROVIDE MANUAL BLACK OUT SHADES ON EVERY WINDOW AND GLASS BLOCK SECTION IN THE UNITS
 2. CLOSETS STANDARD TO BE DETERMINED BY OWNER AND COORDINATED WITH MILLWORK VENDOR
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SD2.2
UNIT PLANS

1321-25 N. 5TH ST.
Philadelphia, PA



- KEYED NOTES:**
- ① COMPOSITE METAL PANEL
 - ② AWNING WINDOW
 - ③ SLIDER WINDOW
 - ④ FIXED WINDOW
 - ⑤ 5' X 8' BALCONY DOOR
 - ⑥ 9' X 8' BALCONY DOOR
 - ⑦ 48" H. METAL GUARDRAIL
 - ⑧ BALCONY
 - ⑨ JULIET BALCONY
 - ⑩ 4" BRICK VENEER
 - ⑪ FIBER CEMENT HARDIE'S LAP SIDING
 - ⑫ CASEMENT WINDOW
 - ⑬ GLASS BLOCK
 - ⑭ GARAGE ENTRY/EXIT
 - ⑮ SEALED CONC.
 - ⑯ BRICK PATTERN
 - ⑰ PRIVACY SCREEN

1 5th STR (WEST) ELEVATION
SD3.0 3/16" = 1'-0"



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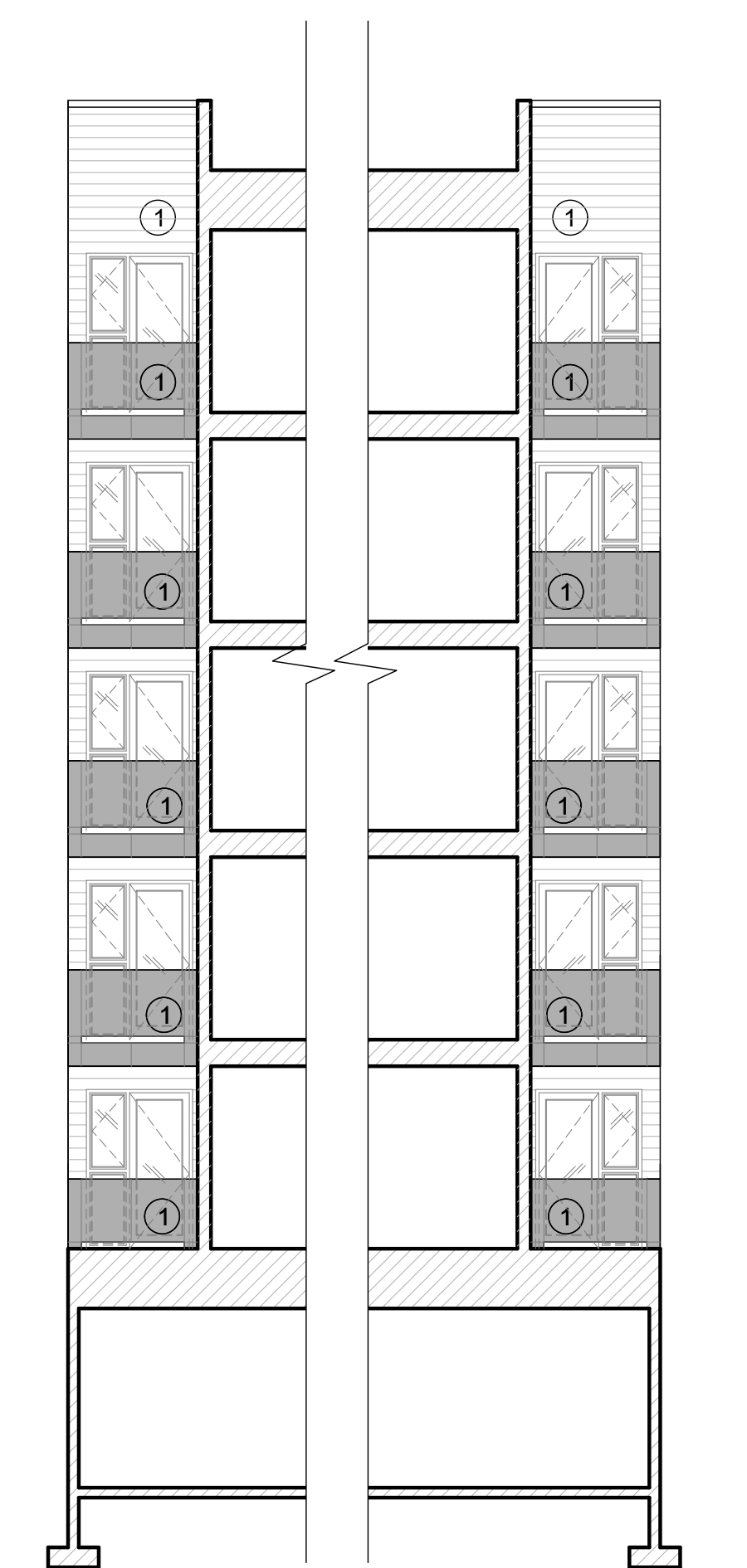
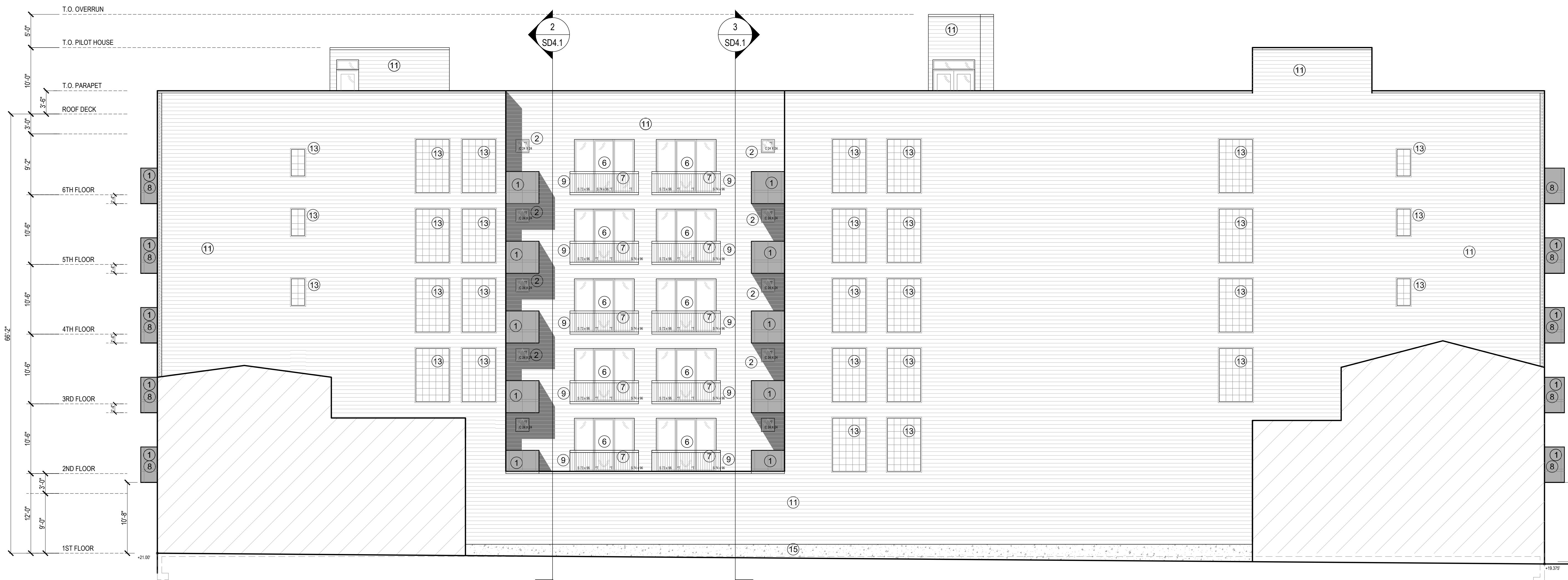
SD3.0
ELEVATIONS

1321-25 N. 5TH ST.
Philadelphia, PA

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KEYED NOTES:

- ① COMPOSITE METAL PANEL
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- ⑬ GLASS BLOCK
- ⑭ GARAGE ENTRY/EXIT
- ⑮ SEALED CONC.
- ⑯ BRICK PATTERN
- ⑰ PRIVACY SCREEN



1 SOUTH ELEVATION
SD3.1/ 1/8" = 1'-0"

2 EAST COURT ELEVATION SD3.1/ 1/8" = 1'-0"
3 WEST COURT ELEVATION SD3.1/ 1/8" = 1'-0"

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SD3.1 ELEVATIONS

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 - ⑰ PRIVACY SCREEN

1 LAWRENCE STR (EAST) ELEVATION
SD3.2 3/16" = 1'-0"

EXISTING ONE STORY BUILDING. LOCATION AND HEIGHT OF EXISTING ROOF AND POSSIBILITY OF ERECTION OF NEW ROOF DECK WITH ACCESS TO ADJACENT STRUCTURE NEEDS TO BE ESTABLISHED



1321-25 N. 5TH ST. Philadelphia, PA

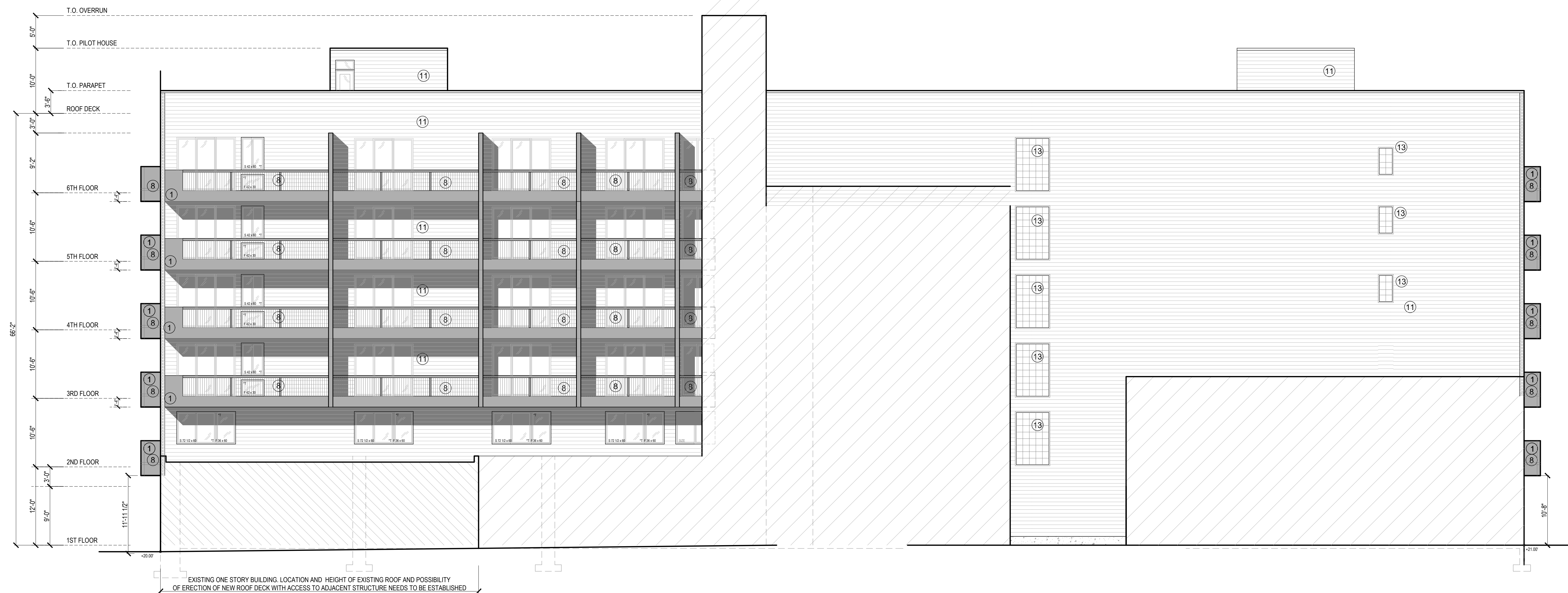
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SD3.2
ELEVATIONS

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1 NORTH ELEVATION
SD3.3 / 1/8" = 1'-0"

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